

COMMITTEE AMENDMENT FORM

DATE: 10/31/ 07

COMMITTEE ZONING

PAGE NUM. (S)

ORDINANCE I. D. #07-O-1915

SECTION (S)

RESOLUTION I. D. #07-R-

PARA.

AMENDS THE LEGISLATION BY ADDING ELEVEN (11) CONDITIONS ONE OF WHICH IS A SITE PLAN RECEIVED BY THE BUREAU OF PLANNING OCTOBER 9, 2007.

AMENDMENT DONE BY COUNCIL STAFF 10/31/07

City Council
Atlanta, Georgia

07-O-1915

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-07-87
Date Filed: 8-7-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **75 Airline Street, N.E.**, be changed from the from I-2 (heavy Industrial) District to the MRC-3-C (Mixed Residential-Commercial-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying in Land 20, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 20, 14th District, City of Atlanta, Fulton County, Georgia, being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the intersection of the south right-of-way of Edgewood Avenue, having a 50 foot right-of-way and the northeast right-of-way of Airline Street, having a 40 foot right-of-way, and THE TRUE POINT OF BEGINNING. From the TRUE POINT OF BEGINNING, as thus established, run southeasterly, along the south right-of-way of said Edgewood Avenue, South 89 degrees 56 minutes 19 seconds East, a distance of 111.99 feet to a point; thence, North 89 degrees 58 minutes 44 seconds East, a distance of 54.70 feet to a point; thence, North 86 degrees 52 minutes 20 seconds East, a distance of 53.40 feet to a point; thence, leaving said right-of-way, along an arc of curve to the right (which has a radius of 986.51 feet, a central angle of 19 degrees 22 minutes 16 seconds, and a chord distance of 331.94 feet, along a bearing of South 27 degrees 45 minutes 24 seconds West), an arc distance of 333.53 feet to a point, said point being located on the northeast right-of-way of the aforementioned Airline Street; thence, northwesterly, along said right-of-way, North 12 degrees 50 minutes 06 seconds West, a distance of 34.79 feet to a point; thence, North 12 degrees 39 minutes 00 seconds West, a distance of 263.40 feet to a point, and THE TRUE POINT OF BEGINNING.

Said tract of land containing 34,977 square feet, or 0.8031 acres, more or less.

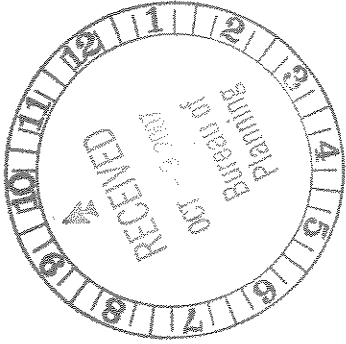


Z-0787

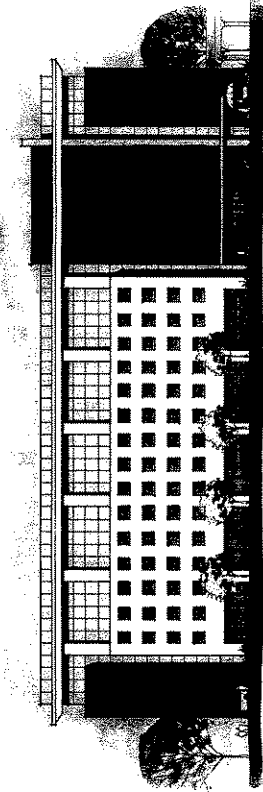
CONDITIONS FOR Z-07-87 for 75 Airline Drive, S.E.

1. The property shall be developed in general conformity with documents entitled “Nickles Enterprises – Edgewood Avenue Self Storage – Site and Floor Plans” (the “Site and Floor Plans”) and “Nickles Enterprises - Edgewood Avenue Self Storage – Street Front Elevation” (the “Elevation Drawings”) prepared by Bruce Jordan, Architect, dated September 7, 2007, and stamped “Received” by the Bureau of Planning on October 9, 2007. Except as provided herein or as may be granted through special exception, variance, or administrative variation, the project shall be developed in accordance with applicable standards contained in the MRC-3 district regulations and the BeltLine Overlay District Ordinance.
2. As indicated on the Site and Floor Plans and on the Elevation Drawings, space shall be designed on the first level along both the Airline Street and BeltLine frontages capable of transitioning from storage to an active use such as retail in the future as market conditions dictate.
3. As indicated on the Site and Floor Plans and on the Elevation Drawings, the portion of the building immediately adjacent to Edgewood Avenue on the second level shall be designed to contain active uses, such as offices and/or retail, when the building is initially occupied.
4. As indicated on the Site and Floor Plans and on the Elevation Drawings, the Seventh Level of the building on the Edgewood Avenue frontage shall be designed to contain an outdoor roof garden area when the building is initially occupied. Such space may be utilized by community and private organizations under commercially reasonable terms as determined by the developer.
5. As indicated on the Site and Floor Plans and on the Elevation Drawings, parking shall be located under the building at the first level and shall be accessed through two curb cuts along the Airline Street frontage. Except at such curb cuts, the interior of the parking level shall be visually screened from Airline Street and from the BeltLine using a combination of building design, building materials (such as decorative screening), and landscaping.
6. Acceptable exterior building materials shall include brick; terracotta; stone; cast stone, metal; masonry with the appearance of brick, terracotta, or stone; cementitious siding in panels, poured in place concrete, pre-cast concrete; smooth, true coat, or hard-coat stucco, and glass. The following exterior building materials shall be prohibited: vinyl siding and exterior insulation finishing system (EIFS).
7. The building shall not exceed seven (7) stories in height, as measured from the Airline Street/BeltLine level.
8. Solar panels may be installed on the roof of the building, at the discretion of the developer.
9. The building shall have both internally and externally mounted security cameras which shall be in constant operation.

10. The project signage shall make reference to the project by street name (e.g., “Edgewood Self-Storage”), by the name of the neighborhood in which the project is located (e.g., “Old Fourth Ward Self-Storage”), or by some other location neutral reference.
11. Areas on the building indicated in brown on the submitted architectural elevations facing Edgewood Avenue shall be brick, masonry resembling brick, or metal siding similar to that as used in Tribute Lofts.

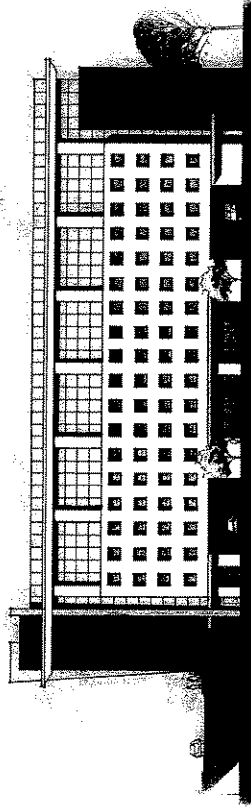


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Bureau of Planning
OCT 9 2007



EAST ELEVATION ALONG BELTLINE

7-07-07



AIRLINE STREET ELEVATION

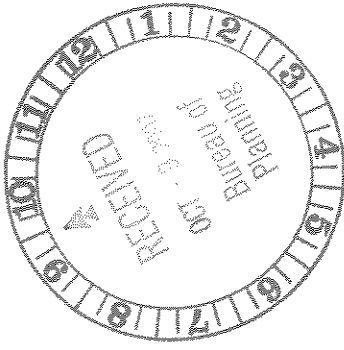
NICKLES ENTERPRISES
EDGEWOOD AVENUE SELF STORAGE
ATLANTA, GA

SCHEME 2
STREET FRONT ELEVATION



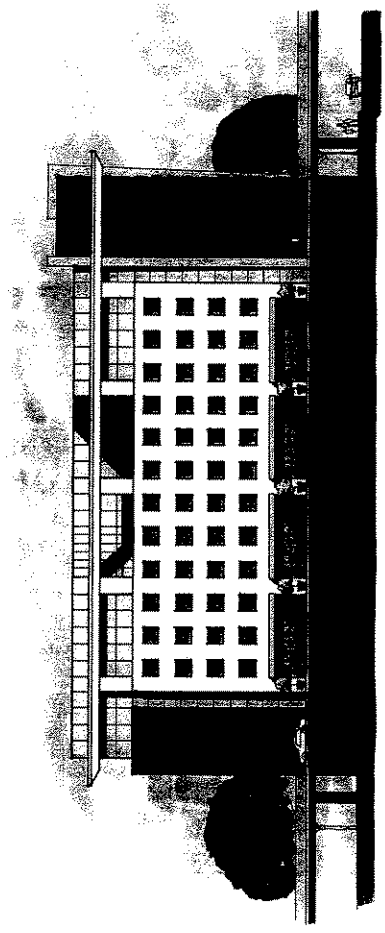
Dev. notes
NAN 10/6/07

10/18/07



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Bureau of Planning
OCT 9 2007

2-07-07



EDGEWOOD AVENUE ELEVATION

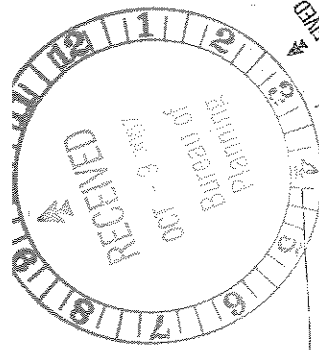
NICKLES ENTERPRISES
EDGEWOOD AVENUE SELF STORAGE
ATLANTA, GA

SCHEME 2
STREET FRONT ELEVATION

DATE	BY	REVISION
10/10/07	BRUCE JORDAN	1



Handwritten: Bruce Jordan
10/10/07
10/18/07

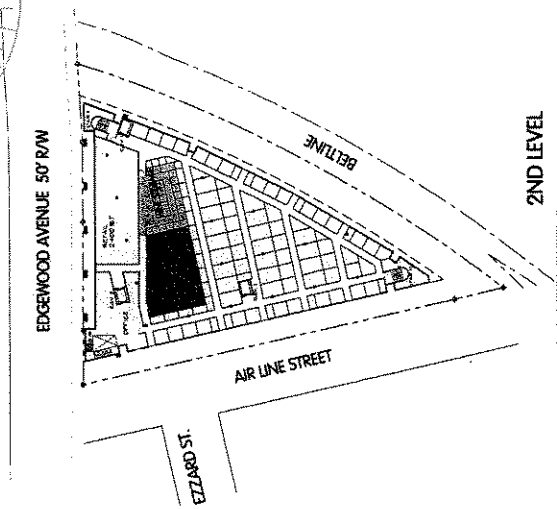


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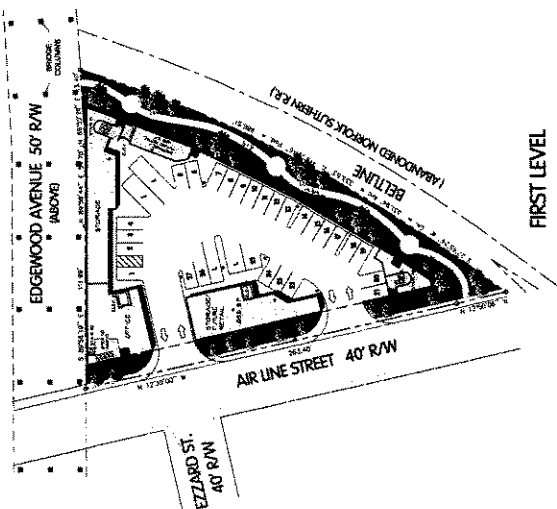
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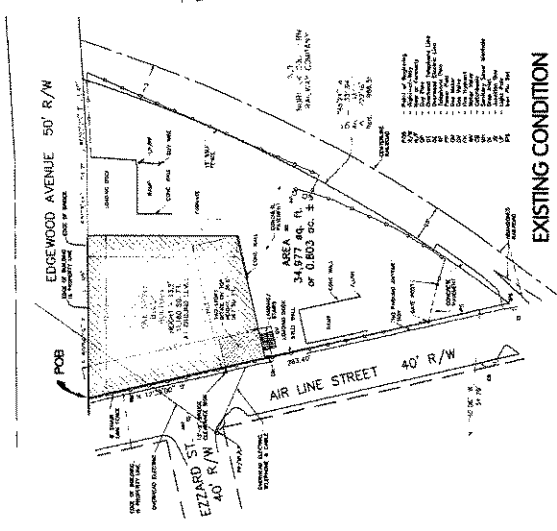
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2ND LEVEL



FIRST LEVEL

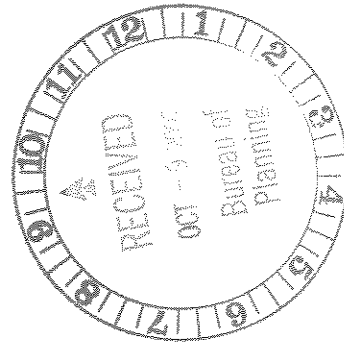


EXISTING CONDITION

BUILDING DATA	
LOT AREA	34,977 SQ. FT.
1ST LEVEL GROSS AREA	7,449 SQ. FT.
2ND LEVEL GROSS AREA	21,843 SQ. FT.
3RD LEVEL GROSS AREA	23,080 SQ. FT.
4TH LEVEL GROSS AREA	23,080 SQ. FT.
5TH LEVEL GROSS AREA	23,080 SQ. FT.
6TH LEVEL GROSS AREA	23,080 SQ. FT.
7TH LEVEL GROSS AREA	19,483 SQ. FT.
TOTAL GROSS BUILDING AREA	139,223 SQ. FT.
TOTAL PARKING PROPOSED	27 SPACES
TOTAL LOADING PROPOSED	4 SPACES
FAR	34,977 S.F. X 4 = 139,908 SQ. FT.

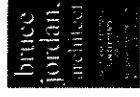
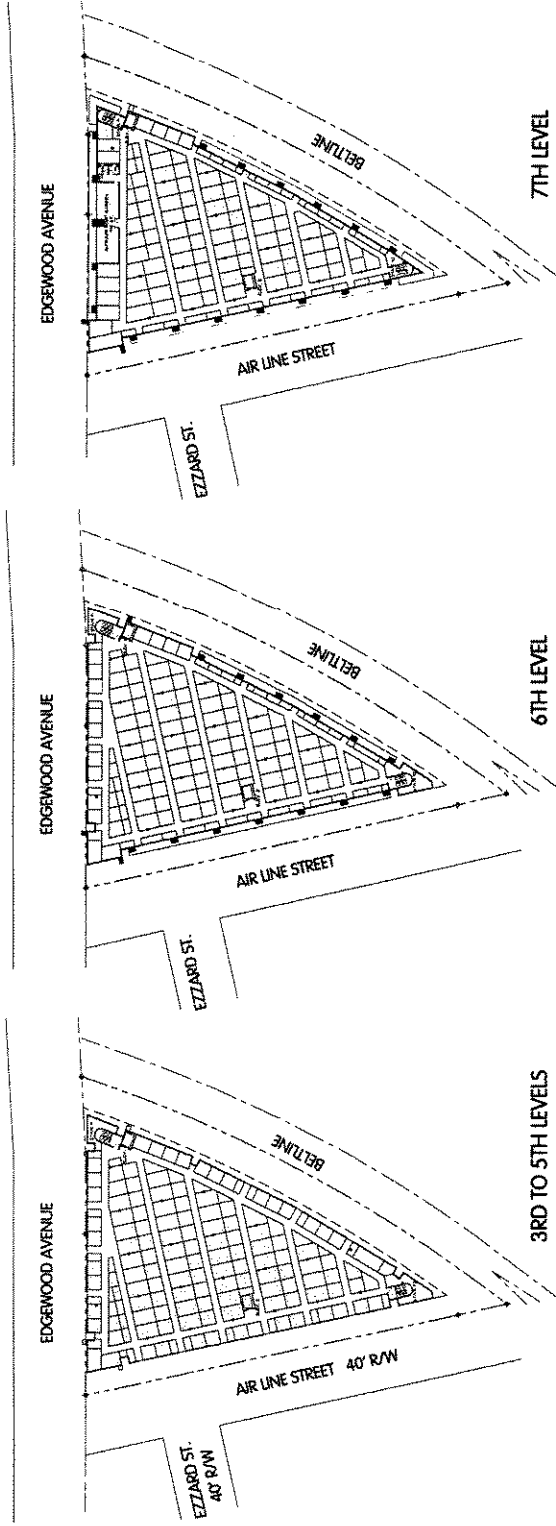
NICKLES ENTERPRISES EDGEWOOD AVENUE SELF STORAGE ATLANTA, GA SITE AND FLOOR PLANS

RECEIVED
Bureau of
Planning
OCT 1 1987



2-07-87

David Jordan
10/8/87
10/8/87



FLOOR PLANS

DATE: 10/8/87
DRAWN BY: [illegible]
CHECKED BY: [illegible]
SCALE: 1/8" = 1'-0"
SHEET: 4 OF 4

NICKLES ENTERPRISES EDGEWOOD AVENUE SELF STORAGE ATLANTA, GA

RCS# 1454
9/17/07
3:07 PM

Atlanta City Council

SPECIAL SESSION

MULTIPLE

07-O-1913,1914,1915,1916,1917,1918,1919
07-O-1920,1921,1922,1923,1924
REFER ZRB/ZONE

YEAS: 10
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 1
ABSENT 4

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Hall	Y Fauver	B Martin	Y Norwood
Y Young	B Shook	B Maddox	Y Willis
E Winslow	Y Muller	B Sheperd	NV Borders

MULTIPLE

City Council
Atlanta, Georgia

07-0 -1915

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